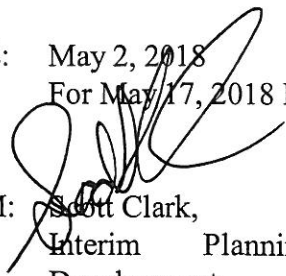




MEMORANDUM

DATE: May 2, 2018
For May 17, 2018 Hearing

TO: Steve Shell
Zoning Examiner

FROM:  Scott Clark,
Interim Planning &
Development Services
Director

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-16-04 Irvington Commercial Center PAD-29, Major Change
(Ward 1)

Issue – This is a request by Thomas Sayler-Brown, of SBBL Architecture and Planning, on behalf of the property owner, Irvington Interstate Partners, LLC, to change the PAD boundary and area by adding two new parcels, approximately 2 acres, into the Irvington Commercial Center PAD-29 District. This request is determined to be a major change and is processed in accordance with UDC, Section 3.5.3 Zoning Examiner Legislative Procedure. PAD-29 is located just west of Interstate I-19 at the northwest area of Interstate I-19 and Irvington Road. (see Case Location Map). The applicant is proposing to utilize the additional parcels for parking or uses as currently permitted by the PAD.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the major amendment to the Irvington Commercial Center PAD-29.

Background Information

Existing Zoning and Uses: R-1; COT Water Department TARP Facility

Surrounding Zoning:

East: R-2 & C-1	Uses: Single-family residential subdivision & Vacant *
West: C-1 & R-1	Uses: Restaurant, Retail, COT Facility, Santa Cruz River
South: C-2 & R-1	Uses: Retail, Restaurant, Santa Cruz River
North: R-1	Uses: Single-family residential subdivision

- Note that I-19 abuts the eastern boundary of the rezoning site and separates the land uses to the east.

Zoning Descriptions

R-1: This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment.

PAD: This zone provides for the establishment of zoning districts with distinct standards; and is to enable and encourage comprehensively planned development in accordance with adopted plans and policies.

Surrounding Zones and Land Uses:

North: Zoned R-1; single family residential

South: Zoned C-1; commercial

East: Zoned C-1, R-1; commercial and single family residential

West: Zoned R-2, R-1; multi-family and single family residential

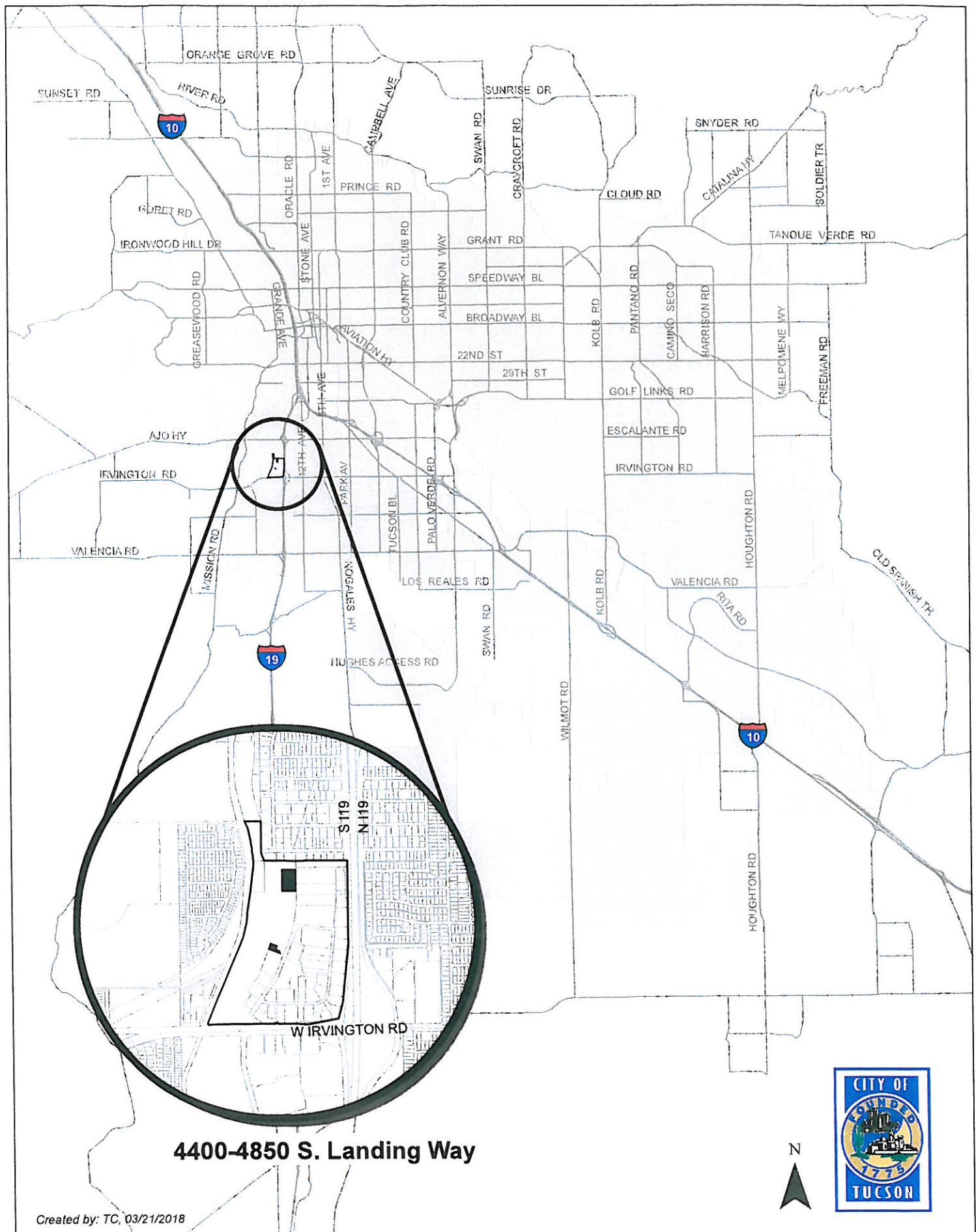
Applicant's Request – The applicant is proposing to change the PAD boundary and area by adding two new parcels, approximately 2 acres, into the Irvington Commercial Center PAD-29 District. This would take the approved PAD District from 63 acres to 65 acres. The parcels to be added are currently vacant land north and south of the Tucson Airport Remediation Project (TARP) plant on the west side of the PAD District. Parcel “C” is located south of the TARP plant, and is approximately 0.48 acres; Parcel “D” is located north of the TARP plant and is approximately 1.64 acres.

Planning Considerations – Policy direction is provided by *Plan Tucson*, and the *Santa Cruz Area Plan (SCAP)*. The original PAD request was determined to be in compliance with these Plans, and did not require a plan amendment. The inclusion of these two parcels does not require a plan amendment.

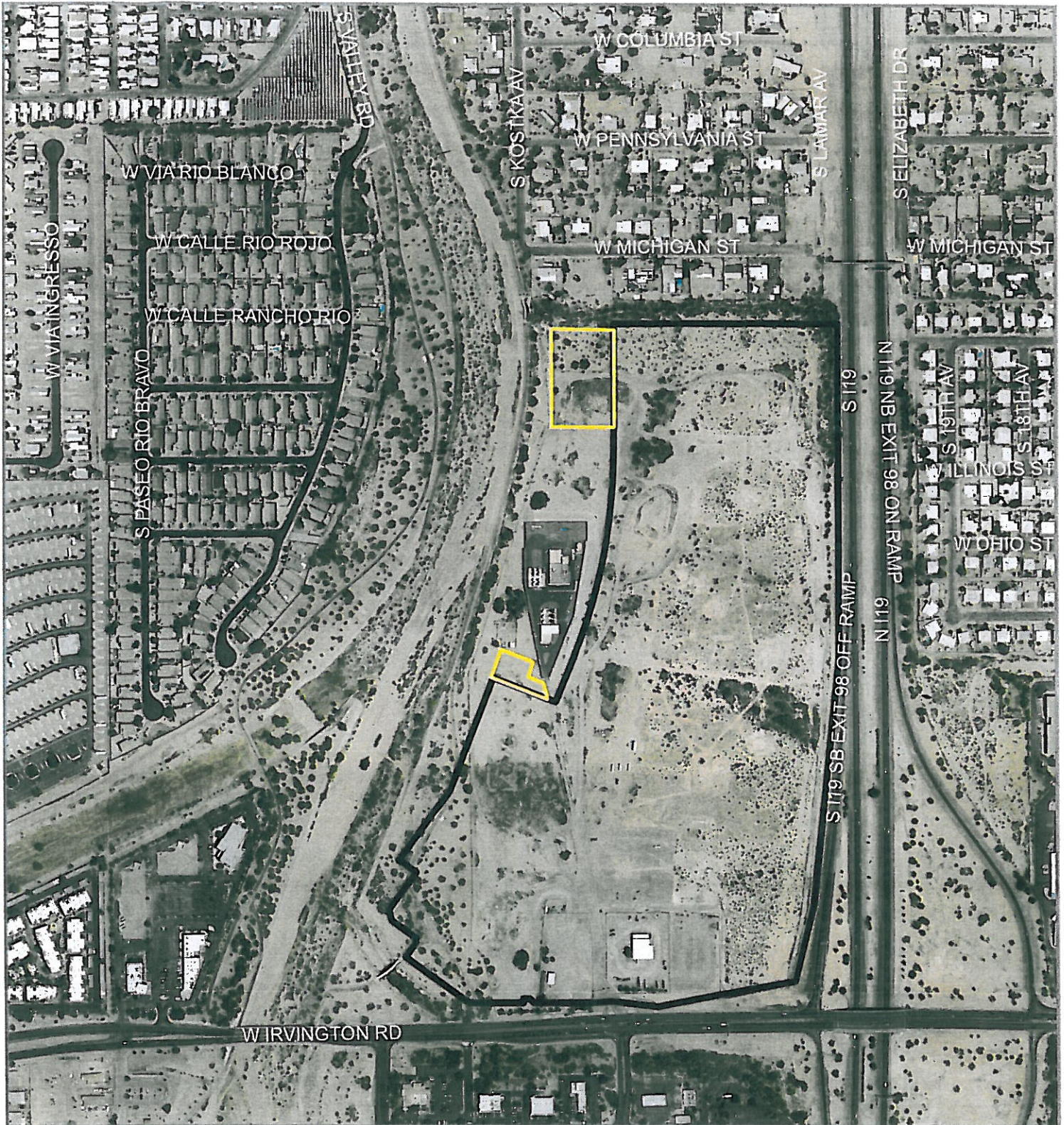
Planned Area Development Overview The project site is located along Irvington Road and adjacent to I-19. The approved PAD-29 site is approximately 63 acres and with the inclusion of the two parcels will expand to approximately 65 acres. The new Parcels will follow the requirements outlined in PAD-29, with Parcel “C” incorporated into Development Area 3, and Parcel “D” incorporated into Development Area 5. Revisions have been made to Exhibits 1, 2, 3, 4, 5, 6, 7, 8, and 9 to include these two parcel on the western half of the PAD District. No other changes have been made to the PAD requirements or text.

Conclusion – The request to rezone the site to a PAD is consistent with *Plan Tucson* and *Santa Cruz Area Plan* policy direction. A plan amendment is not required. No additional conditions are recommended for the Irvington Commercial Center PAD-29.

C9-16-04 - PAD 29 Amendment Irvington and I-19



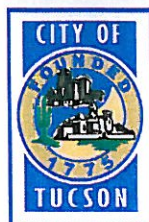
C9-16-04 - PAD 29 Amendment
Irvington and I-19



PAD 29 Boundary



Area of PAD Amendment Sites



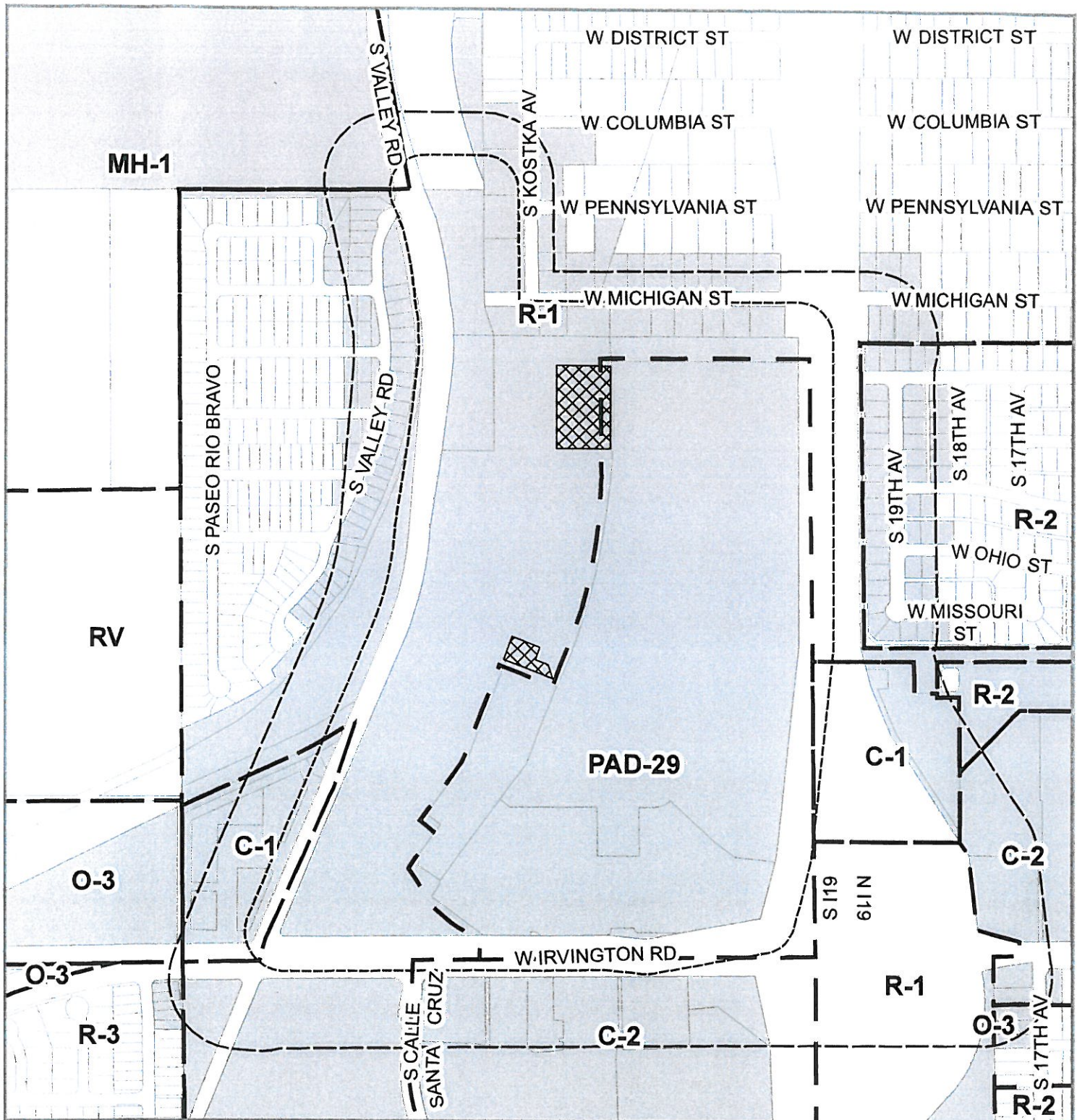
Address: 4400-4850 S. Landing Way
Base Map: Twp. 14S R. 13E Sec. 35
Ward: 1

0 250 500 Feet

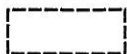
1 inch = 500 feet



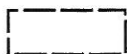
C9-16-04 - PAD 29 Amendment Irvington and I-19



Area of PAD Amendment Request



Protest Area (150-foot Radius)



Notification Area (300-foot Radius)



Zone Boundaries



Properties Notified

Address: 4400-4850 S. Landing Way
Base Maps: Twp.14S Range13E Sec. 35
Ward: 1

0 300 600 Feet

1 inch = 600 feet





Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing.

Approvals and protests must have an owner's signature to be recorded.

If there are protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', then an affirmative vote of $\frac{3}{4}$ of the Mayor and Council (5 of 7 council members) will be required to approve the rezoning ordinance or Mayor and Council Special Exception. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations.

Case: C9-16-04 Irvington Commercial Center PAD-29, Major Change (Ward 1)

I/We the undersigned property owners, wish to

- ☐ APPROVE the proposed major change to rezoning
☐ PROTEST the proposed major change to rezoning

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner's Signature: _____ Date _____

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C9-16-04

Expose this flap - Affix stamp and return



City of Tucson JB
Planning and Development Services
Department -Rezoning Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C9-16-04

IMPORTANT REZONING NOTICE ENCLOSED

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